

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP, Development Services Director/(954) 797-1101  
Prepared by Bradley Swing, AICP, Planner II

**SUBJECT:** Resolution  
DG 1-1-03 Pine Island Commercial Plat, 8501 Orange Drive/Generally located at the northwest corner of Pine Island Road and Orange Drive.

**AFFECTED DISTRICT:** District 3

### **TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING AN AMENDMENT TO THE NON VEHICULAR ACCESS LINE (NVAL) OF THE "PINE ISLAND COMMERCIAL" PLAT, AND PROVIDING AN EFFECTIVE DATE.

**REPORT IN BRIEF:** Petitioner is requesting to amend the Non Vehicular Access Line (NVAL) of the Pine Island Commercial Plat by closing the northernmost access opening on Pine Island Road and restricting the westernmost access opening on Orange Drive to "Right Out only" and eliminating the inbound right turn lane at that opening.

Staff finds that the proposed amendment is consistent with the existing and proposed use of the subject site.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** None

**FISCAL IMPACT:** None

**RECOMMENDATION:** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

**Attachments:** Resolution, Planning Report, Justification Letter, Plat, Future Land Use Map, Subject Site, Zoning and Aerial Map

RESOLUTION \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING AN AMENDMENT TO THE NON VEHICULAR ACCESS LINE OF THE "PINE ISLAND COMMERCIAL" PLAT, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the plat known as Pine Island Commercial was recorded in the public records of Broward County in Plat Book 167, Page 50; and

WHEREAS, the owners desire to amend the Non Vehicular Access Line associated with said plat; and

WHEREAS, Broward County requires that the Town of Davie concur with this amendment prior to a review of the proposed by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve of the proposed amendment to the Non Vehicular Access Line shown on the Pine Island Commercial Plat. The proposed amendment being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

ATTEST:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning & Zoning Division Staff**  
**Report and Recommendation**

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**APPLICANT INFORMATION**

<b><u>Owner:</u></b>		<b><u>Agent/Council:</u></b>	
<b>Name:</b>	BG Pine Island Corp & 77 Acre Trust	<b>Name:</b>	Calvin, Giordano & Associates Shelley Eichner
<b>Address:</b>	1000 South Federal Highway	<b>Address:</b>	1800 Eller Drive, Suite 600
<b>City:</b>	Boynton Beach, FL 33435	<b>City:</b>	Fort Lauderdale, FL 33316
<b>Phone:</b>	(561) 522-3636	<b>Phone:</b>	(954) 921-7781

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**BACKGROUND INFORMATION**

**Application History:** No deferrals have been requested.

**Application Request:** Petitioner is requesting to amend the Non Vehicular Access Line (NVAL) on the "Pine Island Commercial" Plat by closing the northernmost access opening on Pine Island Road and restricting the westernmost access opening on Orange Drive to "Right Turns Out only" and eliminating the inbound right turn lane at that opening.

**Affected District:** District 3

**Address/Location:** 8501 Orange Drive/Generally located at the northwest corner of Pine Island Road and Orange Drive.

**Future Land Use Designation:** Commercial and Residential 10 DU/AC (subject to recertification by the Broward County Planning Council)

**Existing Use:** Vacant

**Existing Zoning:** B-2, Community Business District.

**Proposed Use:** Townhouses Development, Gas Station and Wetland Mitigation Area

**Parcel Size:** 15.241 acres (663,906 square feet)

**Surrounding Existing Use:**

**North:** Multi-family Townhouses, Alpine Woods  
**South:** Orange Drive, C-11 Canal, Commercial Plaza (Cooper City)  
**East:** Vacant Commercial Land, Hess Gas Station across Pine Island Road  
**West:** Vacant (Parkside Estates)

**Surrounding Future Land Use Plan Designation:**

**North:** Residential (10 DU/AC)  
**South:** Recreation & Open Space, Commercial (Cooper City)  
**East:** Commercial, Residential (5 DU/AC)  
**West:** Residential (1 DU/AC)

**Surrounding Zoning:**

**North:** RM-10, Medium Density Dwelling  
**South:** Orange Drive and C-11 Canal (officially not designated)  
**East:** B-3, Planned Business Center  
**West:** AG, Agricultural District

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**ZONING HISTORY**

**Related Zoning History:** Town Council voted to approve on first reading a rezoning request (ZB 9-1-02) changing the zoning from B-2, Community Business District to RM 10, Medium Density Dwelling District and RS, Recreation and Open Space for the subject site on March 5, 2003, motion carried 5-0.

**Previous Requests on Same Property:** Town Council approved the Pine Island Commercial Plat (Plat Book 167, Page 50) on March 3, 1998 by Resolution 98-78.

Resolution R 99-243 was approved on July 21, 1999 related to the installation of required improvements associated with the Pine Island Commercial Plat.

Two (2) site plans for a shopping center have been submitted to the Town for the subject site (SP 10-7-98 and SP 1-2-00). These applications were subsequently withdrawn by the applicant due to opposition from the adjacent residents to the proposed location of a shopping center along the rear property line.

Ordinance 2003-4 was approved by Town Council on February 19, 2003 adopting a small-scale land use plan amendment, LA 02-9, changing a 9.99 acre portion of the Pine Island Commercial Plat from Commercial to Residential 10 DU/AC and allocating 100 reserve units available in Flex Zone 99.

Town Council voted to approve on first reading a variance request (V 10-3-02) requesting five (5) variances for the subject site on March 5, 2003, motion carried 4-1.

A site plan (SP 10-5-02) has been submitted for the subject site and is scheduled for the March 24, 2003 Town Council meeting.

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## APPLICATION DETAILS

Petitioner is requesting to amend the NVAL on the "Pine Island Commercial" (167-50) plat to reflect the proposed level of development.

### Existing

- 1) Along the ultimate right-of-way for Pine Island Road except at the following:
  - A) An 80-foot opening with centerline located approximately 53 feet south of the north plat limits.
  - B) A 40-foot opening located with centerline located approximately 375 feet south of the north plat limits. This opening is restricted to and physically channelized for right turns IN only.
- 2) Along the Ultimate right-of-way line for Orange Drive at the following:
  - A) A 50-foot opening with centerline located approximately 400 feet west of the centerline of Pine Island Road, restricted to right turns only. Said non-access line shall extend north along both sides of the ingress/egress easement except for the north 24 feet.
  - B) An 80-foot opening with centerline located approximately 780 feet west of the centerline of Pine Island Road.
  - C) A 50-foot opening with centerline located approximately 1,112 feet west of the centerline of Pine Island Road, restricted to right turns only.

### Proposed

- 1) Along the ultimate right-of-way for Pine Island Road, except at the following:
    - A) A 40-foot opening located with centerline located approximately 375 feet south of the north plat limits. This opening is restricted to right turns only.
  - 2) Along the Ultimate right-of-way line for Orange Drive, except at the following:
    - A) A 50-foot opening with centerline located approximately 400 feet west of the centerline of Pine Island Road, restricted to right turns only. Said non-access line shall extend north along both sides of the ingress/egress easement except for the north 24 feet.
    - B) An 80-foot opening with centerline located approximately 780 feet west of the centerline of Pine Island Road.
    - C) A 50-foot opening with centerline located approximately 1,100 feet west of the centerline of Pine Island Road, restricted to right turns out only.
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## **Applicable Codes and Ordinances**

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

The Broward County Land Development Code requires Delegation Requests for plat revisions.

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## **Significant Development Review Agency Comments**

Broward County Development Management Division is the County lead agency in assessing the impact of development through the plat and/or delegation request process. Broward County requires that the petitioner request to amend or revise the level of approved development on the plat. Such requests must be approved by the local municipality and County Commission, and then subsequently recorded against the plat. As part of the delegation request process, the property would be reviewed for traffic concurrency and assessed any additional traffic impact fees, or mitigation measures, as applicable.

The Town of Davie Engineering Department has reviewed the subject request and has no objections to the amendment.

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## **Comprehensive Plan Considerations**

**Planning Area:** The subject property falls within Planning Area 5. Planning Area 5 is bound by Nova Drive on the north, University Drive on the east, and Nob Hill Road on the west. The southern limits are SW 36 Street, on the western portion and Orange Drive on the eastern portion. This planning area is comprised of residential uses developed at a density of three to 22 dwelling units per acre and commercial development, existing and proposed, along the University Drive and Orange Drive corridors. The Pine Island Ridge, classified as environmentally sensitive, has been preserved within this planning area.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 99.

**Broward County Land Development Code:** The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

**Applicable Goals, Objectives & Policies:** The proposed plat is generally consistent with the goals, objectives and policies of the Comprehensive Plan.

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### Staff Analysis/Findings of Fact

The proposed amendment is consistent with the existing and proposed use of the subject site. The proposed amendment requests to amend the NVAL by closing the northernmost access opening on Pine Island Road and restricting the westernmost access opening on Orange Drive to "Right Turns Out only" and eliminating the inbound right turn lane at that opening. The amendment to the existing plat is consistent with the site plan currently under review. Staff has no objection to the request.

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### Staff Recommendation

**Recommendation:** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

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### Exhibits

1. Justification letter
2. Plat
3. Old Non Vehicular Access Line
4. New Non Vehicular Access Line
5. Future Land Use Map
6. Subject Site, Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



**Calvin, Giordano & Associates, Inc.**  
Engineers Surveyors Planners

January 15, 2003

Mr. Brad Swing, Planner  
Town of Davie  
6591 SW 45<sup>th</sup> Street  
Davie, FL 33314-3399

RE: Pine Island Commercial Plat (167-50)  
CGA No. 02-2467.1

Dear Brad:

In association with our proposed rezoning of the above referenced property, we are filing two delegation requests with Broward County.

The first request is to amend the Non Vehicular Access Line (NVAL) by closing the northernmost access opening on Pine Island Road and restricting the westernmost access opening on Orange Drive to "Rights Out only" and eliminating the inbound right turn lane at that opening. Enclosed is sample language describing the existing and proposed NVAL. This language should be included in any resolution or letter the Town issues to Broward County.

The second request is to amend the plat restricting note from 170,000 square feet of commercial to 100 Townhouses and 4,800 square feet of commercial. Attached is sample language to be used in the resolution, however I am waiting on a response from Broward County whether they will require the uses to be more specifically designated to a parcel(s).

Attached are copies of our County Delegation Request Application and associated documents.

If you should have any questions, please do not hesitate to call.

Sincerely,

**CALVIN, GIORDANO & ASSOCIATES, INC.**

Hoyt Holden  
Director of Planning

Reply to:

☐ 1900 Eller Drive  
Suite 600  
Fort Lauderdale, Florida 33316  
(954) 921-7781  
(954) 921-8807 fax

☐ 560 Village Boulevard  
Suite 340  
West Palm Beach, Florida 33409  
(561) 684-6161  
(561) 684-6360 fax

P:\PROJECTS\2002\022467 PINE ISLAND COMMERCIAL\PLANNING\SUBMITTALS AND FORMS\PINE ISLAND COMMERCIAL  
PLAT\_011503-HH.DOC



## NVAL AMENDMENT

### Existing

- 1) Along the ultimate right-of-way for Pine Island Road except at the following:
  - A) An 80-foot opening with centerline located approximately 53 feet south of the north plat limits.
  - B) A 40-foot opening located with centerline located approximately 375 feet south of the north plat limits. This opening is restricted to and physically channelized for right turns IN only.
- 2) Along the Ultimate right-of-way line for Orange Drive except at the following:
  - A) A 50-foot opening with centerline located approximately 400 feet west of the centerline of Pine Island Road, restricted to right turns only. Said non-access line shall extend north along both sides of the ingress/egress easement except for the north 24 feet.
  - B) An 80-foot opening with centerline located approximately 780 feet west of the centerline of Pine Island Road.
  - C) A 50-foot opening with centerline located approximately 1,112 feet west of the centerline of Pine Island Road, restricted to right turns only.

### Proposed

- 1) Along the ultimate right-of-way for Pine Island Road, except at the following:
  - A) A 40-foot opening located with centerline located approximately 375 feet south of the north plat limits. This opening is restricted to and physically channelized for right turns IN only.
- 2) Along the Ultimate right-of-way line for Orange Drive except at the following:
  - A) A 50-foot opening with centerline located approximately 400 feet west of the centerline of Pine Island Road, restricted to right turns only. Said non-access line shall extend north along both sides of the ingress/egress easement except for the north 24 feet.
  - B) An 80-foot opening with centerline located approximately 780 feet west of the centerline of Pine Island Road.
  - C) A 50-foot opening with centerline located approximately 1,100 feet west of the centerline of Pine Island Road, restricted to right turns out only.





**EXHIBIT "B"**

**LAND DESCRIPTION  
OLD NON-VEHICULAR ACCESS LINE  
"PINE ISLAND COMMERCIAL"  
PLAT BOOK 167, PAGE 50  
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA**

A Non-Vehicular Access Line, as shown on "PINE ISLAND COMMERCIAL", according to the Plat thereof as recorded in Plat Book 167, Page 50 of the Public Records of Broward County, Florida, said Non-Vehicular Access Line being more particularly described as follows:

**COMMENCE** at the Northeast corner of said "PINE ISLAND COMMERCIAL";

**THENCE** South 88°32'05" West, on the North line of said "PINE ISLAND COMMERCIAL", a distance of 11.18 feet to the most Northeast corner of Parcel A of said plat and the **POINT OF BEGINNING** of said Non-Vehicular Access Line;

**THENCE** South 02°07'54" East on the East line of Parcel A, a distance of 15.13 feet to a **POINT OF TERMINATION** of said Non-Vehicular Access Line;

**THENCE** continue South 02°07'54" East on said East line of Parcel A, a distance of 80.00 feet;

**THENCE** North 87°52'06" East on said East line of Parcel A, a distance of 12.00 feet to a **POINT OF BEGINNING** of said Non-Vehicular Access Line;

**THENCE** on the East line of said "PINE ISLAND COMMERCIAL" for the four (4) following courses and distances:

1. South 02°07'54" East, a distance of 260.81 feet to a **POINT OF TERMINATION** of said Non-Vehicular Access Line;
2. continue South 02°07'54" East, a distance of 40.00 feet to a **POINT OF BEGINNING** of said Non-Vehicular Access Line;
3. continue South 02°07'54" East, a distance of 123.00 feet;
4. South 43°09'42" West, a distance of 49.75 feet to the Southerly Most Southeast Corner of Parcel B;

**THENCE** on the South line of said Parcel A and Parcel B of said "PINE ISLAND COMMERCIAL" for the following twelve (12) courses and distances;

Prepared by  
CALVIN, GIORDANO AND ASSOCIATES, INC.  
1800 Eller Drive, Suite 600  
Fort Lauderdale, Florida 33316  
11/5/2002  
P:\Projects\2007-022467 Pine Island Commercial\SURVEY\Legal Descriptions\022467-NVAL-OLD-LGL.doc

1. North 84°41'22" West, a distance of 100.53 feet;
2. South 88°27'18" West, a distance of 167.00' to a POINT OF TERMINATION of said Non-Vehicular Access Line;
3. continue 88°27'18" West, a distance of 50.00 feet to a POINT OF BEGINNING of said Non-Vehicular Access Line;
4. South 01°32'42" East, a distance of 12.00 feet;
5. North 84°42'08" West, a distance of 100.72 feet;
6. South 88°27'18" West, a distance of 215.00 to a POINT OF TERMINATION of said Non-Vehicular Access Line;
7. continue South 88°27'18" West, a distance of 80.00 feet to a POINT OF BEGINNING of said Non-Vehicular Access Line;
8. South 01°32'42" East, a distance of 12.00 feet;
9. North 84°42'08" West, a distance of 100.72 feet;
10. South 88°27'18" West, a distance of 167.00 feet to a POINT OF TERMINATION of said Non-Vehicular Access Line;
11. continue South 88°27'18" West, a distance of 50.00 feet to a POINT OF BEGINNING of said Non-Vehicular Access Line;
12. South 01°32'42" East, a distance of 12.00 feet to the South line of said "PINE ISLAND COMMERCIAL";

THENCE South 88°27'18" West on said South line of "PINE ISLAND COMMERCIAL" a distance of 133.43 feet to the Southwest corner of said plat and the POINT OF TERMINATION of said Non-Vehicular Access Line.

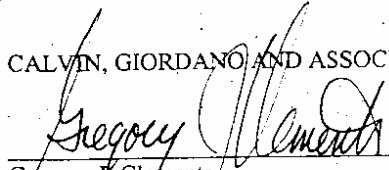
Said lands lying in the Town of Davie, Broward County, Florida.

Prepared by:  
 CALVIN, GIORDANO AND ASSOCIATES, INC.  
 1800 Eller Drive, Suite 600  
 Fort Lauderdale, Florida 33316  
 11/5/2002  
 P:\Projects\2007\022467 Pine Island Commercial\SURVEY\Legal Descriptions\022467-NVAL-OLD-LGL.doc

NOTES:

1. Not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.
2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of said County.
3. Bearings shown hereon are relative to the East boundary of Parcel "A", "PINE ISLAND COMMERCIAL, Plat Book 167, Page 50, Broward County, Florida. Line Bears North 02°07'54" West.
4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

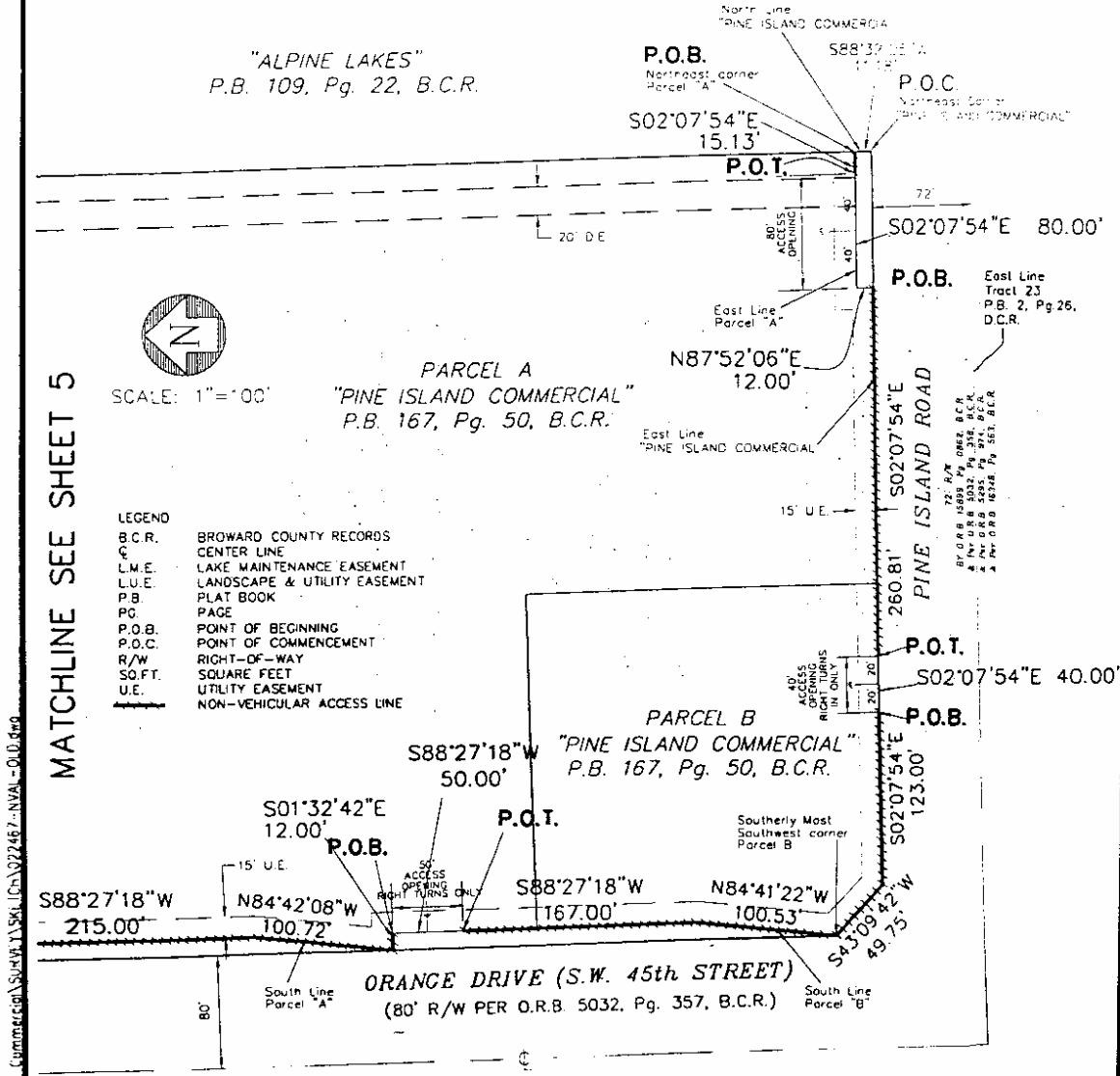
CALVIN, GIORDANO AND ASSOCIATES, INC.

  
Gregory J. Clements  
Professional Surveyor and Mapper  
Florida Registration Number LS 4479

Date: 11-5-02

# EXHIBIT "B"

## OLD NON-VEHICULAR ACCESS LINE A PORTION OF "PINE ISLAND COMMERCIAL" TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



Pine Island Commercial Survey 11561 (CA) 022467-NVAL-010499

REVISION	DWN	DATE	FB/PG

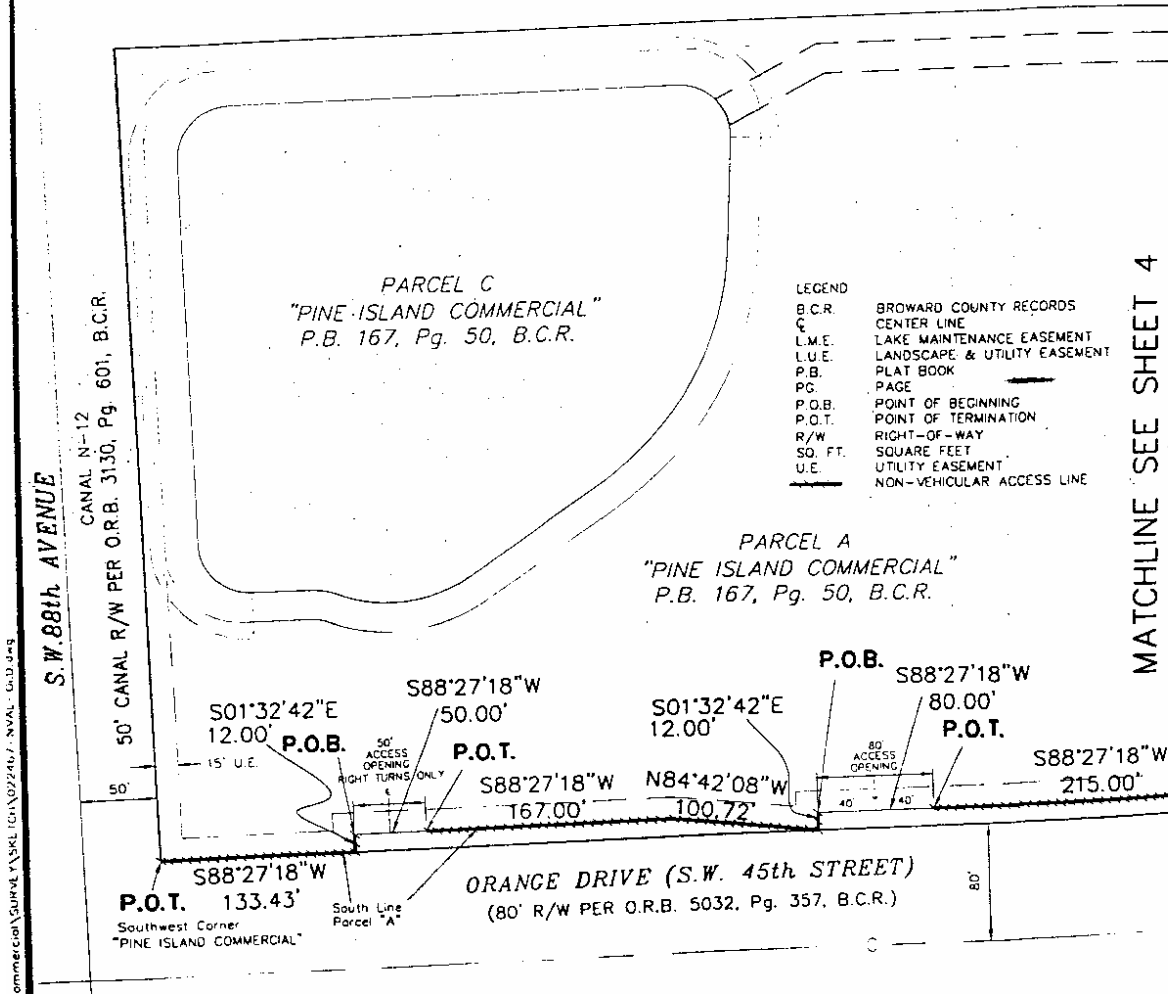
**Calvin, Giordano & Associates, Inc.**  
**Engineers Surveyors Planners**  
 1800 Eller Drive, Suite 600  
 Ft. Lauderdale, Florida 33316  
 954.921.7781 954.921.8807 fax  
 Certificate of Authorization No. 6791

# EXHIBIT "B"

## OLD NON-VEHICULAR ACCESS LINE A PORTION OF "PINE ISLAND COMMERCIAL" TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



SCALE 1" = 100'



CLIENT: PINE ISLAND COMMERCIAL PROJECT NO. 02-2467 SHEET 5 OF 5 SHEETS

REVISION	DWN	DATE	FB/PG



**Calvin, Giordano & Associates, Inc**  
**Engineers Surveyors Planners**  
1800 Eller Drive, Suite 600  
Ft. Lauderdale, Florida 33316  
954 921 7781 954 921 8807 fax  
Certificate of Authorization No. 6791



EXHIBIT "C"

LAND DESCRIPTION  
NEW NON-VEHICULAR ACCESS LINE  
"PINE ISLAND COMMERCIAL"  
PLAT BOOK 167, PAGE 50  
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

A Non-Vehicular Access Line, being part of "PINE ISLAND COMMERCIAL", according to the Plat thereof as recorded in Plat Book 167, Page 50 of the Public Records of Broward County, Florida, said Non-Vehicular Access Line being more particularly described as follows:

**BEGINNING** at the Northeast corner of said "PINE ISLAND COMMERCIAL", said point being located on the arc of a non-tangent curve concave Southwesterly, whose radius bears South 7729'55" West;

**THENCE** on the East line of said "PINE ISLAND COMMERCIAL" the following five (5) courses and distances;

1. Southeasterly on the arc of said curve having a radius of 1091.28 feet, a central angle of 0014'31", and an arc length of 4.61 feet to a point of non-tangency;
2. South 02°07'54" East, a distance of 351.27 feet to a POINT OF TERMINATION of said Non-Vehicular Access Line;
3. continue South 02°07'54" East, a distance of 40.00 feet to a POINT OF BEGINNING of said Non-Vehicular Access Line;
4. continue South 02°07'54" East, a distance of 123.00 feet;
5. South 43°09'42" West, a distance of 49.75 feet to the Southerly most Southeast corner of Parcel B of said PINE ISLAND COMMERCIAL;

**THENCE** on the South line of said Parcels A and B of said "PINE ISLAND COMMERCIAL" for the following eight (8) courses and distances;

1. North 84°41'22" West, a distance of 100.53 feet;
2. South 88°27'18" West, a distance of 167.00' to a POINT OF TERMINATION of said Non-Vehicular Access Line;

Prepared by:  
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11/5/2002  
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3. continue  $88^{\circ}27'18''$  West, a distance of 50.00 feet to a POINT OF BEGINNING of said Non-Vehicular Access Line;
4. South  $01^{\circ}32'42''$  East, a distance of 12.00 feet;
5. North  $84^{\circ}42'08''$  West, a distance of 100.72 feet;
6. South  $88^{\circ}27'18''$  West, a distance of 215.00 to a POINT OF TERMINATION of said Non-Vehicular Access Line;
7. continue South  $88^{\circ}27'18''$  West, a distance of 80.00 feet to a POINT OF BEGINNING of said Non-Vehicular Access Line;
8. South  $01^{\circ}32'42''$  East, a distance of 12.00 feet to the South line of said PINE ISLAND COMMERCIAL;

THENCE South  $88^{\circ}27'18''$  West on said South line of "PINE ISLAND COMMERCIAL" a distance of 261.05 to a POINT OF TERMINATION of said Non-Vehicular Access Line;

THENCE continue South  $88^{\circ}27'18''$  West on said South line of "PINE ISLAND COMMERCIAL", a distance of 40.00 feet to a POINT OF BEGINNING of said Non-Vehicular Access Line;

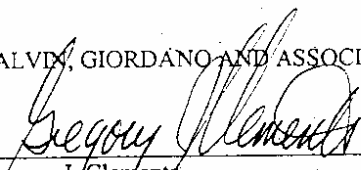
THENCE continue South  $88^{\circ}27'18''$  West on said South line of "PINE ISLAND COMMERCIAL", a distance of 149.38 feet to the Southwest corner of said plat and the POINT OF TERMINATION of said Non-Vehicular Access Line.

Said lands lying in the Town of Davie, Broward County, Florida.

NOTES:

1. Not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.
2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of said County.
3. Bearings shown hereon are relative to the East boundary of Parcel "A", "PINE ISLAND COMMERCIAL, Plat Book 167, Page 50, Broward County, Florida. Line Bears North 02°07'54" West.
4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.

  
Gregory J. Clements  
Professional Surveyor and Mapper  
Florida Registration Number LS 4479

Date: 11-5-02

Prepared by:  
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11/5/2002  
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MATCHLINE SEE SHEET 5

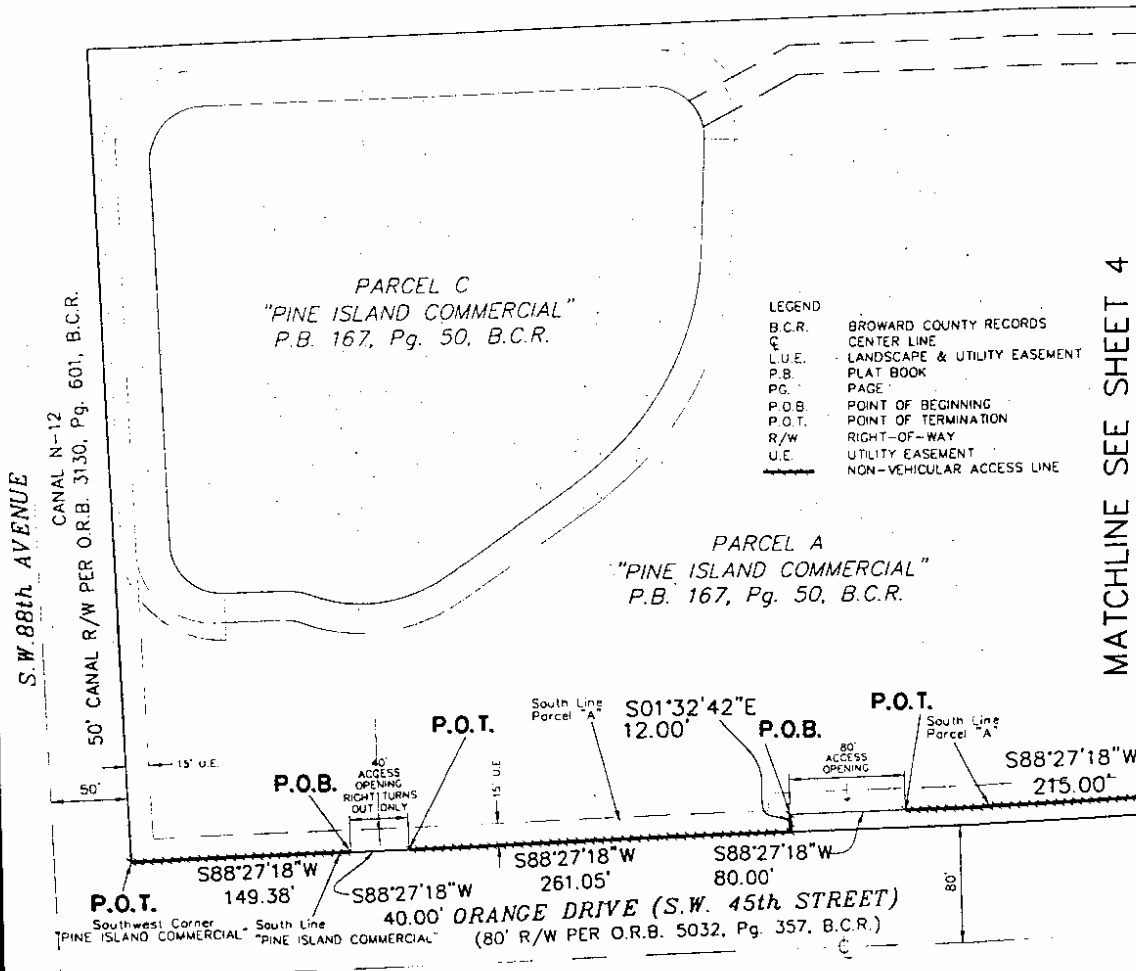
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954 921 7781 954 921.8807 fax  
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# EXHIBIT "C"

## NEW NON-VEHICULAR ACCESS LINE A PORTION OF "PINE ISLAND COMMERCIAL" TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



"ALPINE LAKES"  
P.B. 109, Pg. 22, B.C.R.



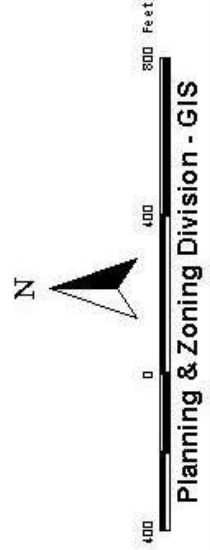
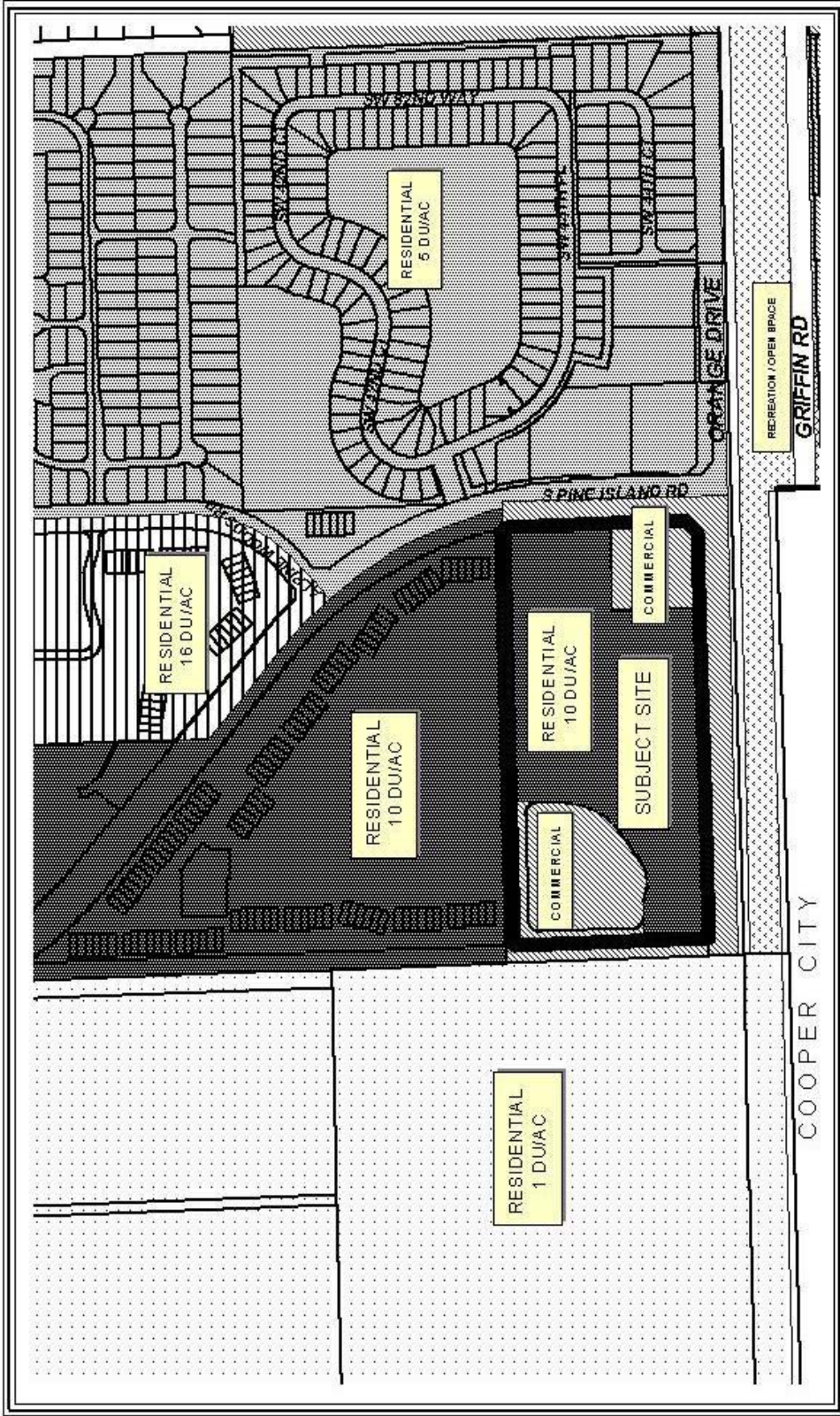
MATCHLINE SEE SHEET 4

CLIENT: PINE ISLAND COMMERCIAL PROJECT NO. 02-2467 SHEET 5 OF 5 SHEETS

REVISION	DWN	DATE	FB/PG



**Calvin, Giordano & Associates, Inc**  
**Engineers Surveyors Planners**  
1800 Eller Drive, Suite 600  
Ft. Lauderdale, Florida 33316  
954 921 7781 954 921 8807 fax  
Certificate of Authorization No. 6791



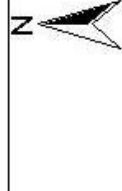
# DELEGATION REQUEST DG 1-1-03 Future Land Use Map

Prepared by: ID  
 Date prepared: 3/19/03





Date Flown:  
12/31/00



200 0 200 400 Feet  
Planning & Zoning Division - GIS



Delegation Request  
DG 1-1-03

Subject Site, Zoning and Aerial Map

Date Prepared: 3/19/03  
Prepared By: BS